161.0	0005	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	944,700	/	944,700
USE VALUE:	944,700	/	944,700
ASSESSED:	944,700	/	944,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IOAKIMIDIS CONSTANINOS
Owner 2:	IOAKIMIDIS ANASTASIA
Owner 3:	
Street 1:	180 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOWLING PAUL F-BARBARA M -
Owner 2:	-
Street 1:	180 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,576 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1965, having primarily Clapboard Exterior and 2316 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10576.000	419,700	8,900	516,100	944,700
Total Card	0.243	419,700	8,900	516,100	944,700
Total Parcel	0.243	419,700	8,900	516,100	944,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.83 | /Parcel: 407.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107770
GIS Ref	
GIS Ref	
Insp Date	10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0005-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,700	8900	10,576.	516,100	944,700	944,700	Year End Roll	12/18/2019
2019	101	FV	311,600	9200	10,576.	516,100	836,900	836,900	Year End Roll	1/3/2019
2018	101	FV	310,900	9200	10,576.	457,100	777,200	777,200	Year End Roll	12/20/2017
2017	101	FV	310,900	9200	10,576.	383,400	703,500	703,500	Year End Roll	1/3/2017
2016	101	FV	310,900	9200	10,576.	383,400	703,500	703,500	Year End	1/4/2016
2015	101	FV	305,800	9400	10,576.	331,800	647,000	647,000	Year End Roll	12/11/2014
2014	101	FV	305,800	9400	10,576.	320,700	635,900	635,900	Year End Roll	12/16/2013
2013	101	FV	305,800	9400	10,576.	305,200	620,400	620,400		12/13/2012

!12623!

PRINT

Date	Time
12/11/20	02:41:43

LAST REV

Date	Time
10/15/18	09:16:45
apro	
12623	

USER DEFINED

Prior Id # 1:	107770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWLING PAUL F-	41439-273		11/17/2003		615,000	No	No		
DOWLING PAUL F-	35292-144		4/17/2002	Family	1	No	No		
	14509-93		1/1/1982		86,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2012	982	Porch	5,000					
10/22/1997	642		18,000					ADD GARAGE/FOYER

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Info At Door	HS	Hanne S
1/5/2009	Info At Door	189	PATRIOT
5/29/2004	MLS	HC	Helen Chinal
12/9/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10576		Sq. Ft.	Site		0	70.	0.70	8									516,099						516,100	

Total AC/HA:	0.24279	Total SF/SM:	10576	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	516,099	Spl Credit		Total:	516,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21805882
Const Adj.:	1.01787841
Adj $ / SQ:	154.979
Other Features:	79813
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470570
Depreciation:	50822
Depreciated Total:	419749

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

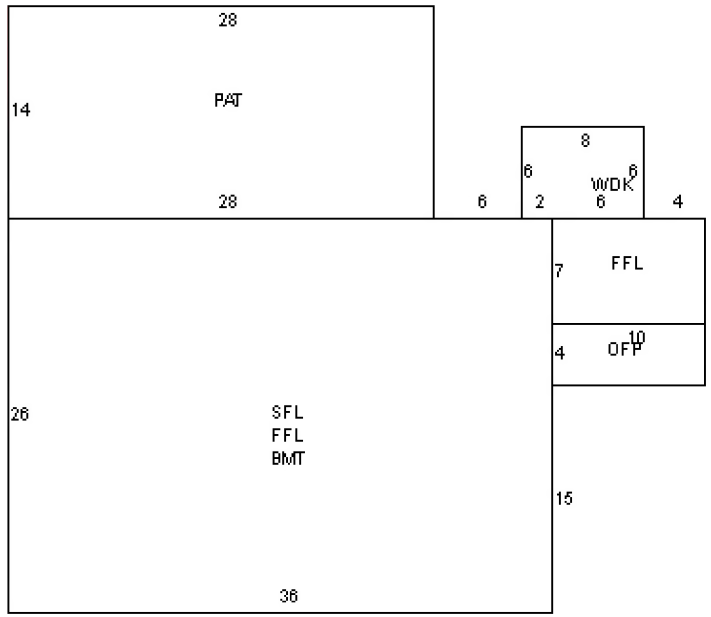
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	170.48
Special Features:	0	Val/Su Net:	128.58
Final Total:	419700	Val/Su SzAd	227.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,006	154.980	155,909
BMT	Basement	936	61.600	57,662
SFL	Second Floor	842	154.980	130,555
PAT	Patio	392	3.260	1,279
WDK	Deck	48	16.290	782
OFP	Open Porch	40	44.790	1,791

Net Sketched Area:	3,264	Total:	347,978
Size Ad	1848.3999	Gross Are	3358	FinArea	2316
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0005-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X22	A	GD	1995	19.73	T	14.4	101			8,900			8,900
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	8,900	Total Special Featues:		Total:	8,900